Park Villas North Homeowners Association Regular Session Minutes

**CALL TO ORDER** With quorum established, the Regular Session of the Board of Directors of Park Villas North Association was called to order at 6:00 PM on Tuesday May 23, 2023, at Park Villas North Clubhouse and via Zoom Conference.

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| --- | --- | --- |
| Directors present: | Michael Bird  Maria Filippov  Jenna Hazelton  Michael Danner  Daren Jaeger  Absent Director: | President  Vice President  Treasurer  Secretary  Member at Large  None |
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Also present: Brianna Ardent with Pernicano Realty & Management, INC and fourteen homeowners present.

**EXECUTIVE SESSION:** Management will disclose that the Board met in Executive Session on April 25, 2023, to discuss delinquency and contracts.

**MEETING MINUTES:** The Board reviewed the April 25, 2023, Regular Session meeting minutes.

Upon a motion made by Michael Bird, seconded Jenna Hazelton, with Maria Filippov abstaining, the Board has approved the April 25, 2023, Regular Session meeting minutes.

**FINANCIAL REPORTS:**  The Board reviewed the April 2023 Financial Report, which reflects the following balances:

**Operating $7,179.09**

**Reserves $739,183.69**

**Account Receivable $54,961.84**

**Special Assessment: $19,642.02**

**Total Assets: $820,966.64**

Upon a motion made Jenna Hazelton seconded by Michael Bird and carried the Board accepted the April 2023 Financial reports subject to the year end CPAs review.

**Delinquencies:**  Management reported that as of April 2023 there are nine new accounts due for a prelien/lien

**APN:** 438.170.16.05, **APN:** 438.170.15.24

**APN:** 438.170.14.35, **APN:** 438.170.15.26

**APN:** 438.170.15.19, **APN:** 438.170.14.06

**APN:** 438.170.14.08, **APN:** 438.170.14.80

**APN:** 438,170.16.50, **APN:** 438.170.16.50

**APN:** 438.170.17.10

Upon a motion made by Michael Bird, seconded by Jenna Hazelton and carried the Board approved the new accounts due prelien/lien.

**REPORTS: Management Report:** The Board has reviewed and discussed the management report. No Board action.

**Landscape Committee: Landscape Report:** The Landscape committee gave a monthly update.

**Financial Committee:** The Financial committee gave a monthly update. No Board action.

**Maintenance Report:** The Board appointed Maria Filippov as the committee chair.

**Rules and Regulations:** No updates from the committee. No Board action.

**UNFINISHED BUSINESS: Rules and Regulations:** The Board reviewed the comments from homeowners regarding the updated rules and regulations.

Upon a motion made by Michael Bird, seconded by Michael Danner and carried, the Board approved the updated rules and regulations.

**Empire Works:** The Board reviewed a proposal from Empire Works for two entryway stairs that needed repairs in the amount of $23,049.00.

Upon a motion made by Michael Bird and seconded by Maria Filippov and carried the Board approved the proposal from Empire Works for two entry way stairs that needed repairs in the amount of $23,049.00.

**Striping Proposal:** The Board reviewed two proposals for striping the association parking lots.

**Black Diamond:** $7,206.00

**Eagle Paving:** $4,064.00

Upon a motion made by Michael Bird, seconded by Michael Danner and carried the Board approved Eagle Paving in the amount $4,064.00.

**Vehicle Gate Proposal:** The Board reviewed a proposal for the vehicle gate in the cul de sac from House of Automation: $2,980.00. The motion was tabled until the next meeting.

**Water Heater Proposal:** The Board reviewed several proposals from California plumbing for water pressure regulators, water heaters and hose bibs throughout the community. This motion was tabled until management can see about bulk pricing.

**Spectrum Proposal: T**he Board re-reviewed the spectrum proposal for the up

**Tree Proposal:** The Board reviewed a tree proposal submitted by Western Tree for removal and trimming throughout the property in the amount of $10,345.00.

Upon a motion made by Michael Bird and seconded by Maria Filippov and carried the Board approved the proposal submitted by Western Tree Service for removal and trimming throughout the amount of $10,345.00.

Patrol Company: The Board discussed the community patrol for the community.

Upon a motion made by Daren Jaeger, seconded by Michael Bird and carried the Board approved terminating Signal 88 patrol.

**HOMEOWNER FORUM:** Homeowners had questions regarding financials and plumbing.

**ADJOURNMENT** With no additional business to come before the Board, the Board adjourned the Regular Session at 6:45PM.